



25 Parkland Close, Mansfield,
Nottinghamshire, NG18 4PP

£495,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 4 Bedrooms
- Large Open Plan Lounge/Dining Room
- Ample Front & Rear Gardens
- Good Sized Driveway & Double Carport
- Significant Potential for Extension
- Modern Shower Room & Downstairs WC
- Separate Office
- Large Plot (0.19 Acres)
- Sought After Berry Hill Location

We are delighted to present this exceptional four bedroom detached family home occupying a desirable position on Parkland Close within Mansfield’s sought-after Berry Hill area. Set within an impressive plot extending to circa 0.19 of an acre, the property offers substantial living accommodation. The generous plot offers considerable scope for alteration or extension to the side, subject to all necessary planning permissions and consents.

Recent improvements include five new double glazed windows finished in contemporary Agate Grey, new UPVC guttering, soffits and fascias, an upgraded ground-floor cloakroom, new flooring within the office and kitchen, and replacement of the flat roof above bedroom four. The property benefits from gas central heating supplied by a Worcester Bosch combi boiler.

The accommodation comprises an entrance hall, versatile office/gym, cloakroom/WC, substantial triple-aspect open-plan lounge and dining room, kitchen, rear lobby, pantry and useful store. On the first floor, the landing provides access to four bedrooms, all benefiting from fitted wardrobes, together with a stylish modern shower room.

LOCATION

Parkland Close is one of the quieter and more desirable roads within the Berry Hill estate, offering an appealing balance of everyday convenience and attractive natural surroundings.

Berry Hill Primary School and High Oakham Primary School are within walking distance, while the recently transformed Berry Hill Park is also nearby, featuring a welcoming cafe, picturesque lake and thoughtfully created wildlife areas. King George V Playing Fields provide further recreational opportunities, including woodland walks, children’s play areas and an extensive range of sports facilities.

Mansfield town centre, local amenities and convenient bus connections are all readily accessible, making the location particularly well suited to contemporary family living.

OUTSIDE

Occupying a central position within an impressive plot extending to 0.19 of an acre, the property is set well back from the road and approached by a sweeping driveway that creates an attractive sense of arrival. The driveway provides extensive off-road parking for numerous vehicles and leads to a double-width parking area and double carport measuring 16'8" x 15'8". Gated access continues through to the rear garden.

The generous and established front garden is predominantly laid to lawn, with the curved driveway forming an elegant approach to the house. Mature hedging, shrubs and trees frame the frontage, including an apple tree and a striking silver birch, bringing greenery, character and a pleasing degree of privacy.

A particular highlight is the extensive and beautifully maintained rear garden. Predominantly laid to lawn, the garden is enclosed by mature hedging, established shrubs and trees, creating a wonderfully private setting. A substantial paved patio extends across the rear of the house, while a separate seating terrace adjoining the French doors provides an appealing setting for alfresco dining, relaxation and summer gatherings.

Further features include a central rockery, thoughtfully planted borders, a cherry tree and an additional apple tree. With ample room for children to play, several seating areas and a pleasant outlook beyond parts of the rear boundary, this fully enclosed garden offers an outstanding outdoor environment for relaxation, recreation and entertaining.

A COMPOSITE FRONT ENTRANCE DOOR WITH SIDE WINDOWPANE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

6'11" x 6'10" (2.11m x 2.08m)

A bright and elegantly presented entrance hall, creating a warm and welcoming introduction to the home. Light filters through the glazed entrance door and coordinating side panel, complementing the attractive wood-effect flooring and airy atmosphere. Further features include a radiator, useful cloaks cupboard and connecting doors to the impressive open-plan reception room and versatile office/gym.

OFFICE

14'4" x 8'10" (4.37m x 2.69m)

An exceptionally adaptable and generously sized ground floor room, currently arranged as a dedicated home office with ample space for multiple workstations and fitness equipment. A wide double glazed bay window to the front elevation, complemented by additional high-level side windows, creates a bright and comfortable working environment.

Wood-effect luxury vinyl plank flooring and ceiling coving enhance the presentation, while a radiator and direct access from the entrance hall add practicality. The room would also lend itself perfectly to use as a family snug, playroom or home gym.

CLOAKROOM

5'9" x 2'6" (1.75m x 0.76m)

Fitted with a modern vanity unit incorporating a wash basin with chrome mixer tap and useful storage beneath. Tiled splashbacks and a window to the side elevation complete this practical ground floor facility.

WC

5'0" x 2'4" (1.52m x 0.71m)

Having a modern low flush WC. Tiled floor and window to the side elevation.

OPEN PLAN LOUNGE/DINING ROOM

24'3" max x 21'5" (7.39m max x 6.53m)

(8'3" x 4'9" bay window to dining area). The true heart of the home, this substantial L-shaped lounge and dining room offers a contemporary setting for modern everyday family living and entertaining. The flowing layout creates naturally defined areas for relaxing and dining, while the charming curved bay provides an additional garden facing seating area finished with newly fitted wood effect luxury vinyl plank flooring.

An open brick fireplace with a substantial marble hearth forms a characterful focal point within the living area, although the fire has not been used by the current owners. The triple aspect design incorporates a double glazed window to the front, a large curved bay window to the side and French doors opening directly onto the rear terrace and garden.

This excellent connection with the outdoor space is ideal for alfresco dining and summer gatherings. Three radiators and a staircase rising to the first-floor landing complete this impressive reception room.

KITCHEN

12'0" x 10'0" (3.66m x 3.05m)

Designed as an attractive and functional space for modern family living, the kitchen features a stylish range of soft grey wall and base cabinetry with complementary brass toned handles, useful drawer storage and generous work surfaces.

An inset sink with drainer and mixer tap is positioned beneath the wide rear facing double glazed bow window, bringing excellent daylight into the room and providing a delightful outlook across the garden.

Tiled splashbacks offer a practical finish, with dedicated spaces for a freestanding cooker, fridge/freezer, washing machine and dishwasher. Newly fitted wood effect luxury vinyl plank flooring adds warmth and character, while a connecting door opens into the rear lobby and garden beyond.

REAR LOBBY

4'9" x 3'10" (1.45m x 1.17m)

A neatly presented and practical rear lobby finished with tiled flooring. A UPVC double glazed door brings in daylight, provides a pleasant garden outlook and opens directly onto the rear garden. The lobby also provides access to the pantry and storage area.

PANTRY

3'11" x 3'7" (1.19m x 1.09m)

A valuable addition to the kitchen, this dedicated pantry offers ample shelving for organised

food and household storage. An obscure double glazed window to the side elevation provides daylight while maintaining privacy.

STORAGE

9'2" max x 8'0" (2.79m max x 2.44m)

A substantial L-shaped storage area offering excellent practical space and housing the Worcester Bosch central heating boiler. Further features include a radiator, power and light points, together with a window to the side elevation.

FIRST FLOOR LANDING

A spacious and well-arranged landing, reached by an elegant oak staircase and providing access to the four bedrooms and shower room. A loft hatch and useful built-in cupboard offer additional household storage.

BEDROOM 1

14'5" x 12'11" (4.39m x 3.94m)

An impressive principal bedroom offering generous proportions and a calm, refined setting. An extensive range of full height fitted wardrobes provides excellent hanging and shelving space, complemented by useful overhead cupboards and additional boarded eaves storage which adds further practicality.

A wide double glazed window draws in an abundance of daylight, while offering a pleasant outlook to the front elevation. A radiator completes this elegant and restful retreat.

BEDROOM 2

11'1" max x 11'0" (3.38m max x 3.35m)

A beautifully appointed double bedroom offering excellent proportions and a relaxing outlook across the rear garden. An extensive range of built-in wardrobes, complete with hanging rails and shelving, provides exceptional storage while making efficient use of the space. A radiator ensures year-round comfort, while a large rear facing double glazed window bathes the room in daylight, creating a calm and restful atmosphere.

BEDROOM 3

9'9" x 8'10" (2.97m x 2.69m)

A comfortable double bedroom enjoying a pleasant leafy outlook through the front facing double glazed window. Fitted wardrobes with hanging rails and shelving, together with additional overhead cupboards, provide valuable storage while making efficient use of the available space. A radiator completes the room.

BEDROOM 4

10'4" x 8'4" max into wardrobes (3.15m x 2.54m max into wardrobes)

A flexible fourth bedroom, currently creating an ideal dedicated home office but equally suited as a child's bedroom, nursery or occasional guest room. Fitted wardrobes with hanging rails and shelving, together with an overhead cupboard, provide valuable built-in storage. A radiator and rear facing double glazed window with a pleasant leafy outlook complete this practical and adaptable space.

SHOWER ROOM

8'5" x 6'4" (2.57m x 1.93m)

A stylish and refreshing shower room centred around a generous walk-in shower area, complete with a rainfall shower, additional handheld attachment and elegant glazed screen.

The modern three piece suite includes a pedestal wash basin with mixer tap and a low flush WC, set against contemporary wall panelling. Tiled-effect vinyl flooring provides a practical finish, while two obscure rear facing double glazed windows allow daylight into the room while maintaining privacy.

Ceiling spotlights, a chrome heated towel rail and an extractor fan complete this beautifully appointed space.

OUTBUILDING

8'0" x 4'6" (2.44m x 1.37m)

Brick construction beneath a flat roof. With obscure glazed window to the side elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

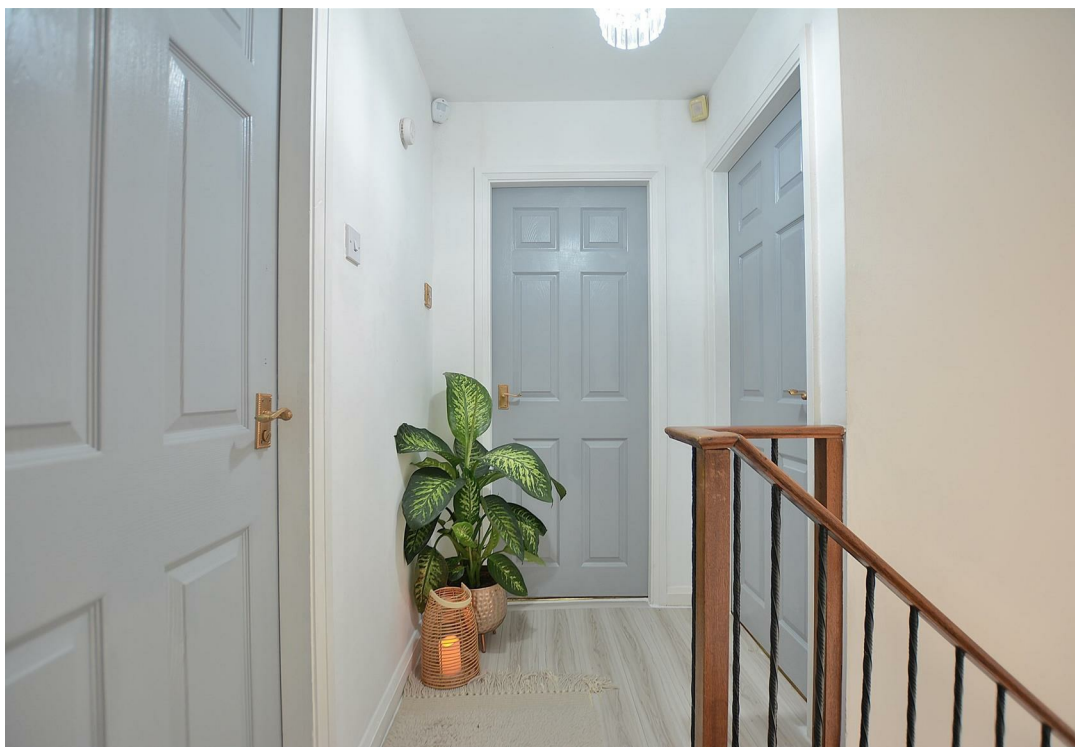
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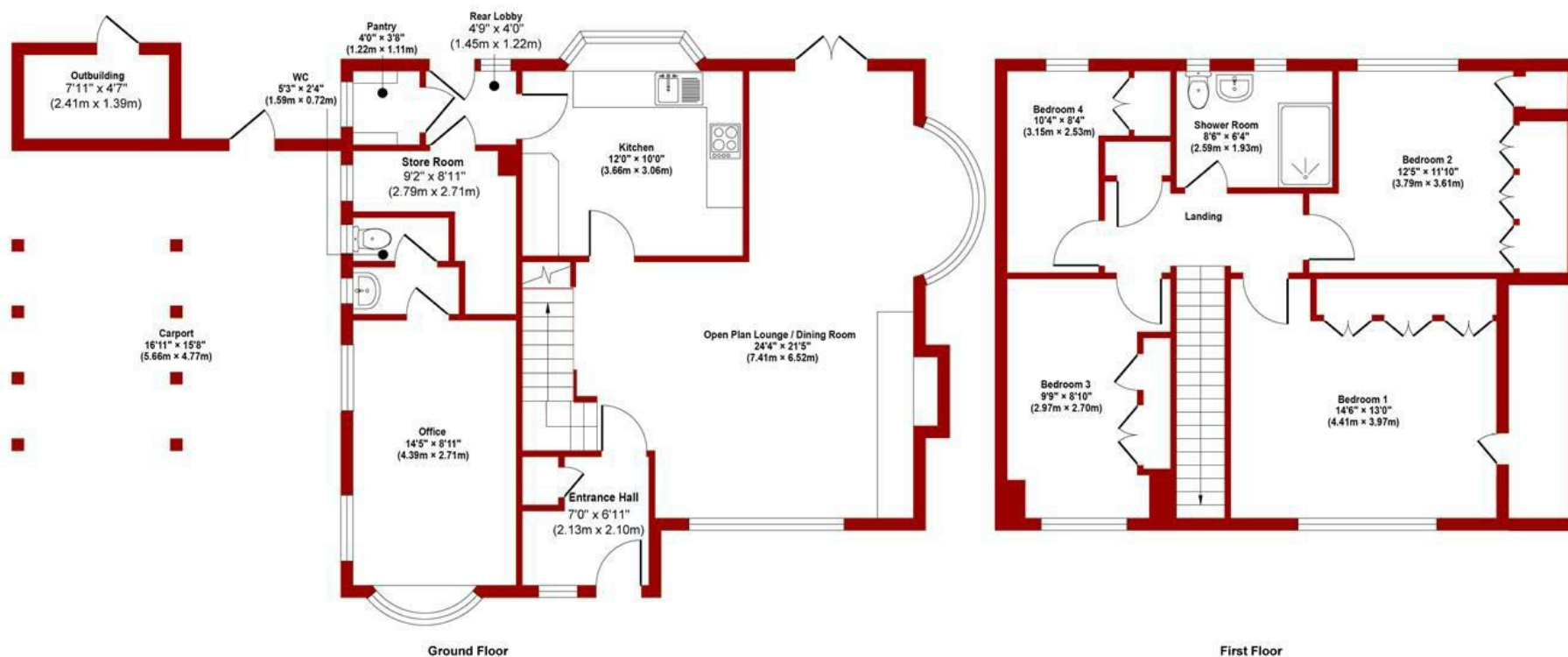




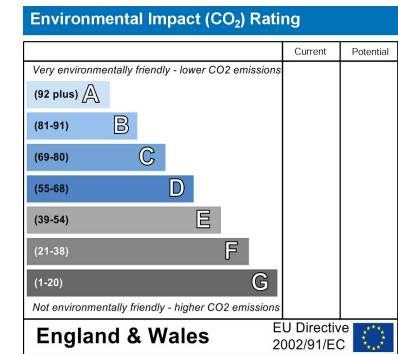
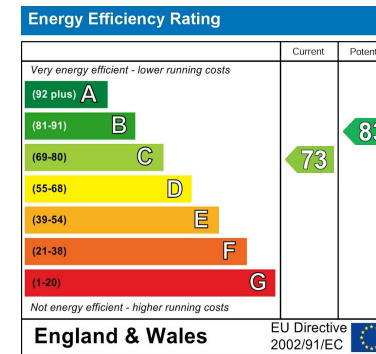




Parkland Close, Mansfield
Approximate Gross Internal Area
Main House = 1558 SQ FT / 144 SQ M
Carport = 261 SQ FT / 24 SQ M
Total = 1819 SQ FT / 168 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors windows, appliances and other features are approximate only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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